



Oakcroft Road London SE13

Price £1,750,000 Freehold

Bedrooms: 5 Receptions: 2 Bathrooms: 2

A well proportioned five bedroom detached Edwardian family house, situated on the highly regarded residential road which is close to the open heath and convenient for Lewisham town centre, mainline and DLR stations. Energy Efficiency Rating E.

John Payne

These details available online johnpayne.com/P209699
at viewing on 020 8318 1311

 **nTheMarket.com**

A very spacious detached Edwardian family house with a South facing garden and located in this sought after, quiet location just off the heath. The property is in excellent decorative order and boasts a host of period details and features.

Internally the house offers five double bedrooms, two bathrooms, a bright through reception room, a generous study and a recently extended and impressive kitchen/breakfast room.

To the rear of the property is a generous 82ft South facing garden with decked terrace and BBQ areas, extensive lawn, mature shrubs and flowerbeds, shed and greenhouse. There is a pretty 25ft garden to the front.

Energy Efficiency Rating E.

TOP FLOOR

Landing

Turn balustrades to hand rail, panelled doors to all rooms.

Bedroom 4

Good size with dormered ceilings, windows to rear providing super views over garden, double radiator, cast iron period fireplace.

Bedroom 5

Windows to rear, radiator, dormered ceiling, cast iron period fireplace. There is access to extensive loft space which houses water tanks and immersion heater and has enormous potential to create an additional room or bathroom subject to the usual consents.

FIRST FLOOR

Landing

Good size with stained and leaded sash window at half landing, three quarter height opaque sash cord window at lower landing, ceiling coving, panelled door to all rooms.

Bedroom 1/Master

Broad leaded bay window to rear overlooking garden, cast iron period fireplace with inset tiles and carved surround, corner fitted panelled wardrobe, ceiling coving, two wall light points, double radiator, panelled door through to:-

En Suite Shower Room

Large walk-in shower cubicle, tiled wall and sliding door, pedestal wash hand basin with tiled splash back, low level WC, ceramic tiled flooring, heated chrome towel rail, leaded window to rear overlooking garden, inset spotlighting, extractor fan, panelled door back onto landing.

Bedroom 2

Broad leaded bay window to front, double radiator, cast iron period fireplace with inset tiles, tiled half and carved wooden surround, large wardrobe with lockers above.

Bedroom 3

Leaded window to front, double radiator, cast iron period fireplace, ceiling coving, corner fitted wardrobe with locker above.

Family Bathroom

White suite comprising panelled bath with mixer taps, pedestal wash hand basin, corner fitted shower cubicle with tiled walls, chrome heated towel rail, opaque window to rear, tiled flooring, inset spotlighting. There is also a separate WC, low level WC, petite wash hand basin, tiled flooring, opaque window to side.

GROUND FLOOR

Access is via hardwood entrance hall, entrance door with inset opaque panes opening onto small lobby with part glazed door opening onto entrance hall with parquet flooring throughout, access to understairs storage cupboard and panelled doors to all rooms.

Through Reception Room

A bright double aspect room with leaded bay window to front with window seat below, leaded windows to rear with matching door overlooking and providing access onto garden. Two cast iron period fireplaces with marble hearth, ceiling coving, three radiators, four wall light points and dimmer switch.

Study

Leaded window to front, radiator, parquet flooring, cast iron period fireplace with carved wooden surround, ceiling coving, picture rail, inset spotlighting.

Cloakroom

Low level WC with concealed cistern, two wash hand basins with tiled splashback and two opaque windows to side, radiator, parquet flooring.

Kitchen/Breakfast Room

Arranged as two distinct areas:-

Kitchen Area

Fitted with a good range of wall and base units with marble work top, large Aga with four burner gas hob and extractor above, integrated fridge and freezer, integrated Miele microwave and integrated dishwasher, stainless steel sink unit with mixer taps and cupboards below, solid wood flooring throughout, inset spotlighting, dimmer switches, leaded window to rear, this room is open plan to:-

Breakfast area

A very bright space with tri-fold doors to two elevations, solid wood flooring, two radiators, lantern skylight.

OUTSIDE

There is a raised timber decked terraced area with steps down to the remainder of the garden which measures 82ft and is mainly laid to lawn with mature flower trees and shrub borders, greenhouse potting shed and at the front of the property there is an attractive garden laid to lawn.

TOTAL APPROX. INTERNAL FLOOR AREA:

2427 SQ.FT. (225.4 SQ.M.)

TENURE: FREEHOLD

Particulars of title and any other related information should be verified by the purchaser's solicitor prior to making a commitment to purchase.

Our Ref:

REO/pd/031636

Local Authority

Lewisham London

Viewing Arrangements

Viewing by prior appointment through vendor's agents John Payne on 020 8318 1311

1 Montpelier Vale, Blackheath, Blackheath, London, SE3 0TA

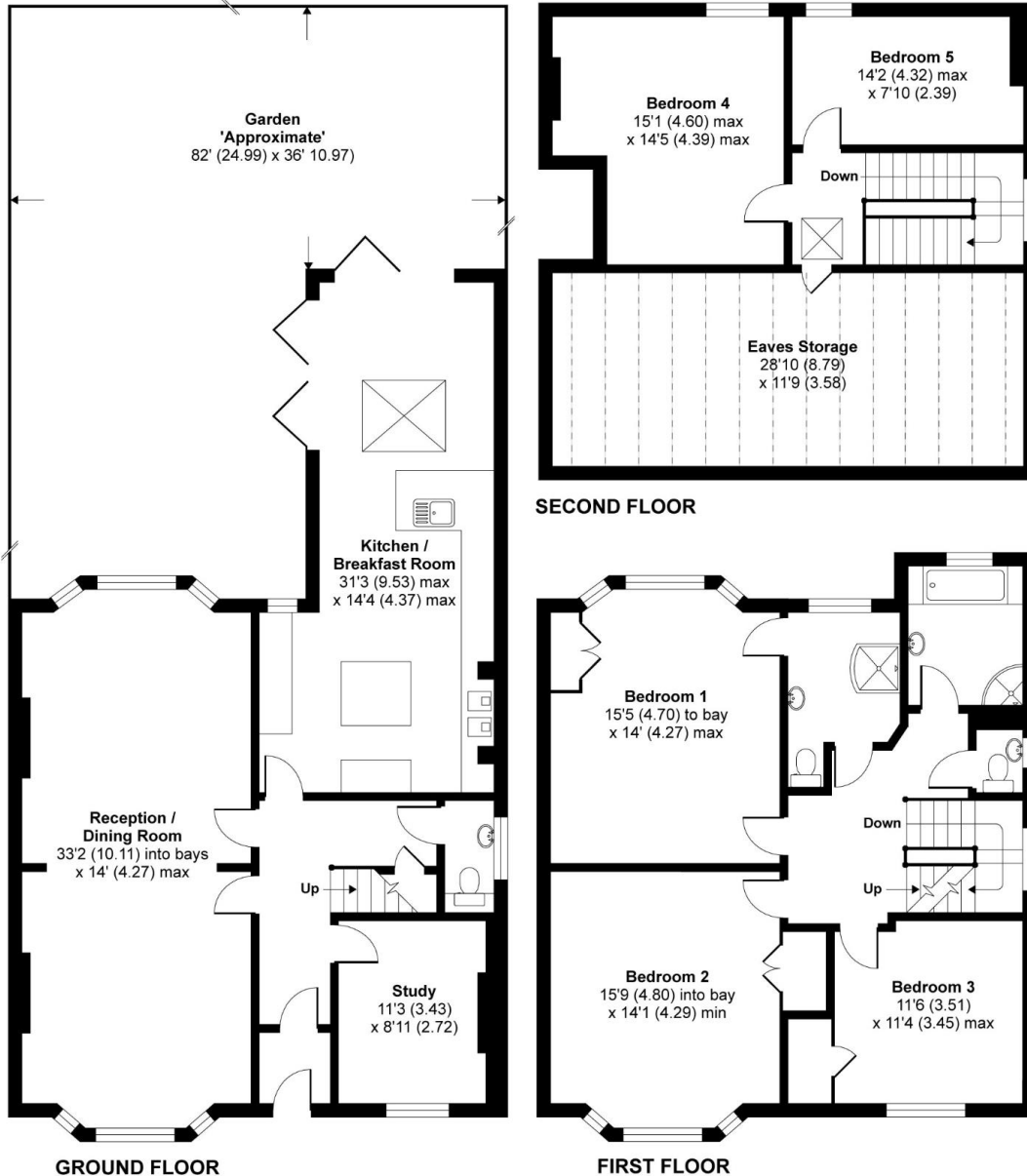
or email us on blackheath@johnpayne.com



Oakcroft Road, London, SE13

APPROX. GROSS INTERNAL FLOOR AREA 2427 SQ FT 225.4 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Denotes restricted head height



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating

| Very energy efficient - lower running costs | Current | Potential |
|---|-------------------------|-----------|
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 45 | 72 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Whilst every care has been taken in the preparation of these particulars we have not examined the title documents or tested any apparatus or other services. All measurements, areas and distances are approximate and the appearance of an item in any photograph does not imply that it forms part of the sale price. It should not be assumed that the property has all the necessary planning, building regulation or other consents and buyers are advised to rely on their own enquiries and investigations prior to making a commitment to purchase. These details were prepared subject to the vendor's approval. Intending purchasers will be asked to produce identification at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



We are members of The Property Ombudsman scheme for estate agents & subscribe to their Code of Practice.

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